



Zoning Committee

REQUEST

Current Zoning: R-4 (single family zoning)
Proposed Zoning: UR-1(CD) – (urban residential, conditional)

LOCATION

Approximately 1.35 acres located west of Margaret Wallace Road, northeast of Glen Lyon Drive
(Council District 5 - Newton)

PETITIONER

Souvik Ghosal

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be **inconsistent** with the *East District Plan* and **consistent** with the *General Development Policies* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential use up to four dwelling units per acre.
- The *General Development Policies* support up to 6 dwelling units per acre on the site.

(However, we find) this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The *General Development Policies* support additional density on this site.
- The site is a larger isolated parcel with access only from Margaret Wallace Road, a major thoroughfare.
- This site is located between townhomes and single family homes.
- This proposal will construct several single family dwelling units on small lots that provide a transition between the existing single family and multi-family units.

The approval of this petition will revise the adopted future land use as specified by the *East District Plan* from single family uses up to 4 dwelling units per acre to residential uses up to 6 dwelling units per acre for the site.

Motion/Second: Watkins / Wiggins
Yeas: Gussman, Ham, Kelly, Nwasike, Spencer, Watkins, and Wiggins

Nays: None
Absent: None
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan but consistent with the *General Development Policies*.

A commissioner asked about traffic. CDOT staff stated the proposal would not have a large impact on the traffic and there were no issues from a traffic perspective. Planning staff noted that the petition committed to providing a left turn lane to access the site.

There was no further discussion of this petition.

PLANNER

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